

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00661/DISCON
Applicant: Miss Melissa Balk
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land North Of Deepdale Farm Lutterworth Road Burbage

Application to discharge conditions 10 (Access), 27 (Drainage SuDs), 28 (Surface Water during Construction), 31 (Levels), 34 (Communications Infrastructure) of Appeal Decision APP/K2420/W/20/3265143 relating to planning application 19/01405/OUT.

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 10

The new vehicular access(es) hereby permitted shall not be used for a period of more than one month from being first brought into use unless any existing vehicular access(es) on B578 Lutterworth Road that become redundant as a result of this proposal have been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Received 22 November 2023

C10 General Arrangement (Access) PJS21-065-650G S278

Received 10 November 2023

C10, C27, C28 LCC Consent Certificate of Authorisation HNS 892942

C27, C28 & C31 Surface Water Network Calculations 29.06.23

Condition 27

Development shall not begin until surface water drainage details and calculations, incorporating sustainable drainage principles (SuDS) have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the full details prior to the completion of development and retained thereafter.

Received 22 November 2023

C10 General Arrangement (Access) PJS21-065-650G S278

C27 - Longitudinal Sections Sheet 1 of 2 - Drg No. PJS21-065-700 E

C27 - Drainage Construction Details - Drg No. PJS21-065-910B

C27 - Longitudinal Sections Sheet 2 of 2 - Drg No. PJS21-065-701E

C27 Watercourse Diversion General Arrangement - Drg No. PJS21-065-510 A

Received 6 February 2024

C27 - Pond General Arrangement - Drg No. PJS21-065-509 D

C27 - Control Chamber - Drg No. PJS21-065-911 D

C27 - Headwall Details - Drg No. PJS21-065-912 D

C27 Watercourse Diversion General Arrangement - Drg No. PJS21-065-510 A

C27 - S33 to Headwall Long section

Received 10 November 2023

C10, C27, C28 LCC Consent Certificate of Authorisation HNS 892942

C27, C28 & C31 Surface Water Network Calculations 29.06.23

Received 5 July 2023
C27 Access Culvert Technical Note Ref PJS21-065-DOC-01
C27 Manhole Schedules

Received 11 March 2024
C27 S104 Drainage GA PJS21-065504L

Condition 28

Prior to commencement of development details in relation to the management of surface water on site during construction of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance, and protection. Details regarding the protection of any proposed infiltration areas should also be provided. The approved scheme shall be implemented in accordance with the full details prior to the completion of development and retained thereafter.

Received 5 July 2023
C28, Lutterworth Road SWMP FINAL
C28, Construction Phase Surface Water Management
C28 Site Mitigation Measures

Received 10 November 2023
C27, C28 & C31 Surface Water Network Calculations 29.06.23
C10, C27, C28 LCC Consent Certificate of Authorisation HNS 892942

Condition 31

No development shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Received 5 December 2023
C31 Levels - PJS21-065-600M Private Drainage and External Works
C31 Levels - PJS21-065-602L Private Drainage and External Works
C31 Levels - PJS21-065-601N Private Drainage and External Works

Condition 34

Prior to the commencement of development full details for the provision of electronic communications infrastructure to serve the development, including full fibre broadband connections, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and the infrastructure fully available prior to the occupation of each dwelling/unit on the site.

Received 5 July 2023
C34 Virgin Media On Site Civils Required
C34 Open Reach Cable Schematics Issue 1
C34 Open Reach Connectorised Fibre Network Plan
C34 New Build Handbook v1.65

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council
HBBC Drainage Officer
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 10

Drawing DR-650 Rev G provides details of S278 works for the general arrangements of the site access where existing hardstanding will be removed and replaced with a hedgerow and the kerbs will be replaced with half battered kerbs to tie in with existing kerbs. The Highways Authority have advised that they have no objection to the discharge of condition 10 as it meets their highways safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016)

Condition 27

Drainage Plans and supporting calculations have been provided and assessed by the LLFA and the councils Drainage Officer. The details are found to be satisfactory as the calculations demonstrate that the drainage network is satisfactory during all prescribed rainfall events as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 28

A surface water management document, site mitigation measures and a surface water management plan have been assessed by the Councils Drainage Officer and the LLFA. The details demonstrate how drainage will be managed during the construction stage to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 31 Levels

Levels plans have been provided on the Private Drainage and External Works plans 600M 602L and 601N. Finished Floor Levels, Proposed and Existing levels are all shown on the plan with the relevant keys. The levels across the site fall lower to rear of the site and the proposed levels reflect this. The properties adjacent to road also follow the levels to Lutterworth Road which will ensure that their appearance will be satisfactory. The adjacent Existing property to the north has a FFL of 116.88 where the new development dwellings are slightly lower at 116.400 and fall to the east of the site along with the existing properties./ From a desk assessment the levels appear to ensure that the development will hve a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 34

A fibre network plan from Open Reach has been submitted along with a New Build Handbook and cable details and on-site civils requirement details in support of Condition 34. The plan shows that each property will be able to connect to a high quality and reliable communications infrastructure network to serve to accord with the National Planning Policy Framework (2021).

Officer Recommendations:

Condition 10 Access – Discharge

Condition 27 Drainage SuDS – Discharged

Condition 28 Surface Water during Construction – Discharge

Condition 31 Levels – Discharge

Condition 34 Communications Infrastructure – Discharge